
MEMORANDUM

DATE: JANUARY 27, 2010
TO: DANA REED, TOWN MANAGER
CC: PLANNING BOARD
ECONOMIC DEVELOPMENT TASK FORCE
FROM: ANNE KRIEG, AICP, PLANNING DIRECTOR
RE: **PUBLIC HEARINGS – LAND USE ORDINANCE AMENDMENTS**

Please accept this memorandum as an update to the previous explanations for the proposed amendments to the Land Use Ordinance (LUO). The Council will have an optional public hearing at their meeting February 2, 2010.

Downtown Village I, II and Village Transitional Districts and Official Zoning Map Amendment

This effort has been completed by the Economic Development Task Force (EDTF) and they are seeking the Council's support to forward this to Town Meeting.

A notable change is the allowance of payment in lieu of providing units in this district (only) to a town-managed fund. The fund can be used to forward affordable housing projects to another entity.

The Task Force also lent their support to the Planning Board (PB) (and Councilor's) change to the definition of Bed & Breakfast I to only require the owner occupies the dwelling and not the number of rooms.

Definition of Commercial Agriculture and Appendix C Amendment

The only change to this document is the addition of the use in the Otter Creek district. The Planning Board and the EDTF both lent support to this change.

Certificate of Occupancy and Performance Guarantee Standards

There are no changes to this document. The PB lent formal support to the document.

Planned Unit Development – Outlying Area

There are no changes to this document. The PB lent formal support to the document.

Town Hill Village District and Map and Town Hill Mini-Plan

The changes to the Mini-Plan have been made as instructed and are on the town's website. Once the warrant is signed, the document will be sent for printing for Councilors, PB members and Design Review Board members. Due to copying costs, no other hard copies beyond office copies for reference will be made.

The accompanying ordinance was modified to reflect removal of the reference for the greenbelt, and other edits to the document. The Town Attorney edited the Order enactment language to prevent voter confusion, given 2 actions are on this article.

The PB took no action on this article, thus under the amendment procedure for the LUO (125-9), the Planning Board is not requesting this article be placed on the warrant.

Village Historic District and Official Zoning Map Amendment

There are 2 versions of this Order, one to remove the number of rooms from the bed & Breakfast definition and one to continue to control the number of rooms for said use. This is in keeping with both PB and EDTF support for this definition change. PB opined that they felt the other dimensional controls in the districts that allow this use will adequately control the size of the operation. PB lent support to this document.

Village Residential District and Official Zoning Map Amendment

There were no changes to this Order except for minor edits. PB has lent support to this document.

Shoreland Standards

There were no changes to this Order except for minor edits. PB has lent support to this document. We hope this will be the last changes upon review by Maine DEP (until the statute changes again!)

Historically and Locally Significant Properties

There were no changes to this Order except for minor edits. PB has lent support to this document.

Loading Zone Standards

There were no changes to this Order except for minor edits. PB has lent support to this document.

Thank you for your help and assistance on this project. Staff Planner Brian Madigan and I will be present to answer any questions from Councilors or the public at their hearing next week.